GOVERNMENT OF INDIA
FINANCE
LOK SABHA

UNSTARRED QUESTION NO:22
ANSWERED ON:10.08.2007
HOUSING INDEX
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Will the Minister of FINANCE be pleased to state:

(a) whether the Government proposes to bring a housing index (National Housing Bank Index) like sen sex as reported in the Hindustan Times dated July 11, 2007;

(b) if so, the main features of the Housing index; and

(c) the time by which the housing index is likely to come into force?

Answer

MINISTER OF STATE IN THE MINISTRY OF FINANCE (SHRI PAWAN KUMAR BANSAL)

(a): National Housing Bank has already launched NHB Resides in July 2007 in order to put in place a standardized measure to capture the price changes in residential properties over a period of time. It .is based on a study conducted on 5 major Indian cities viz. Delhi & NCR, Mumbai, Kolkata, Bangalore and Bhopal, representing different regions of the country.

(b) & (c): The ir ain features of the NHB Residex are:

The index covered the movement in prices over a period of five years on spatial basis as well as by size of dwelling units in each of these five cities.

Prices have been, studied for various administrative zones/property tax zones constituting each of the above cities in the EWS, LIG and MIG category of houses.

Actual transactions prices were considered, for the study in order to arrive at the Index whi:h will reflect 1he market trends.

2001 has been taken as the base year for the study to be comparable with the Wholesale Price Index and Consumer Price Index.

The NHB is in the process of implementing the recommendations of the Technical Advisory Group (TAG) specially in respect of collection and collation of data and construction of the index.